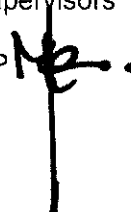


**COUNTY OF PLACER**  
**Community Development/Resource Agency**

**ENGINEERING AND  
SURVEYING DIVISION**

Michael Johnson, AICP  
Agency Director

**MEMORANDUM**

**TO:** Honorable Board of Supervisors  
**FROM:** Michael Johnson, AICP   
Agency Director  
**DATE:** October 23, 2012  
**SUBJECT:** AMERICAN VINEYARD VILLAGE  
PHASE 1, TRACT #994, AND  
PHASE 2, TRACT #998

**ACTION REQUESTED**

1. Approve the recordation of two Final Maps for American Vineyard Village (Phase 1 and Phase 2), and the recordation of the associated Subdivision Improvement Agreement.

There is no net County cost associated with this action.

**BACKGROUND**

The American Vineyard Village Subdivision was approved to create a total of 139 single-family residential lots on 19.2 acres in three phases. Phase 1 includes 15 residential lots and 4 common area/roadway lots. Phase 2 includes 63 residential lots and 11 common area/roadway lots. The residential lots have an average size of 3,465 square feet as shown on the attached Exhibits A and B. The American Vineyard Village subdivision is located along the south side of Vineyard Road, approximately 700 feet west of Foothills Boulevard, and is adjacent to the Roseville City boundary as shown on the attached Exhibit C.

The improvements proposed to be constructed with this subdivision consist of private subdivision streets, a private park, drainage and utility infrastructure, survey monuments, and miscellaneous items. Streets within this project are private, with maintenance provided by the property owner's association. Security sufficient to cover labor / materials and faithful performance for the public improvements has been posted with the County. Because the improvements for both phases will be constructed simultaneously, one Subdivision Improvement Agreement will be executed to assure the completion of improvements for both final maps.

In conjunction with this Final Map, requests will be presented for the approval of proposed annexations into Zone 165 (fire/emergency medical services) and Zone 169 (park/trail maintenance) of County Service Area No. 28. These requests require approval to ensure that the two Final Maps comply with the Conditions of Approval for the American Vineyard Village subdivision.

**ENVIRONMENTAL CLEARANCE**

A Final Environmental Impact Report (EIR) for the American Vineyard Village Subdivision has been found adequate to satisfy the requirements of the California Environmental Quality Act (CEQA). The Final EIR was certified by the Board of Supervisors on December 9, 2008, and an Addendum thereto

by the Planning Commission on June 24, 2010. Mitigation measures have been addressed by the Conditions of Approval for the American Vineyard Village subdivision.

**FISCAL IMPACT**

Approval of these Final Maps will have no fiscal impact on the County's General Fund.

**RECOMMENDATION**

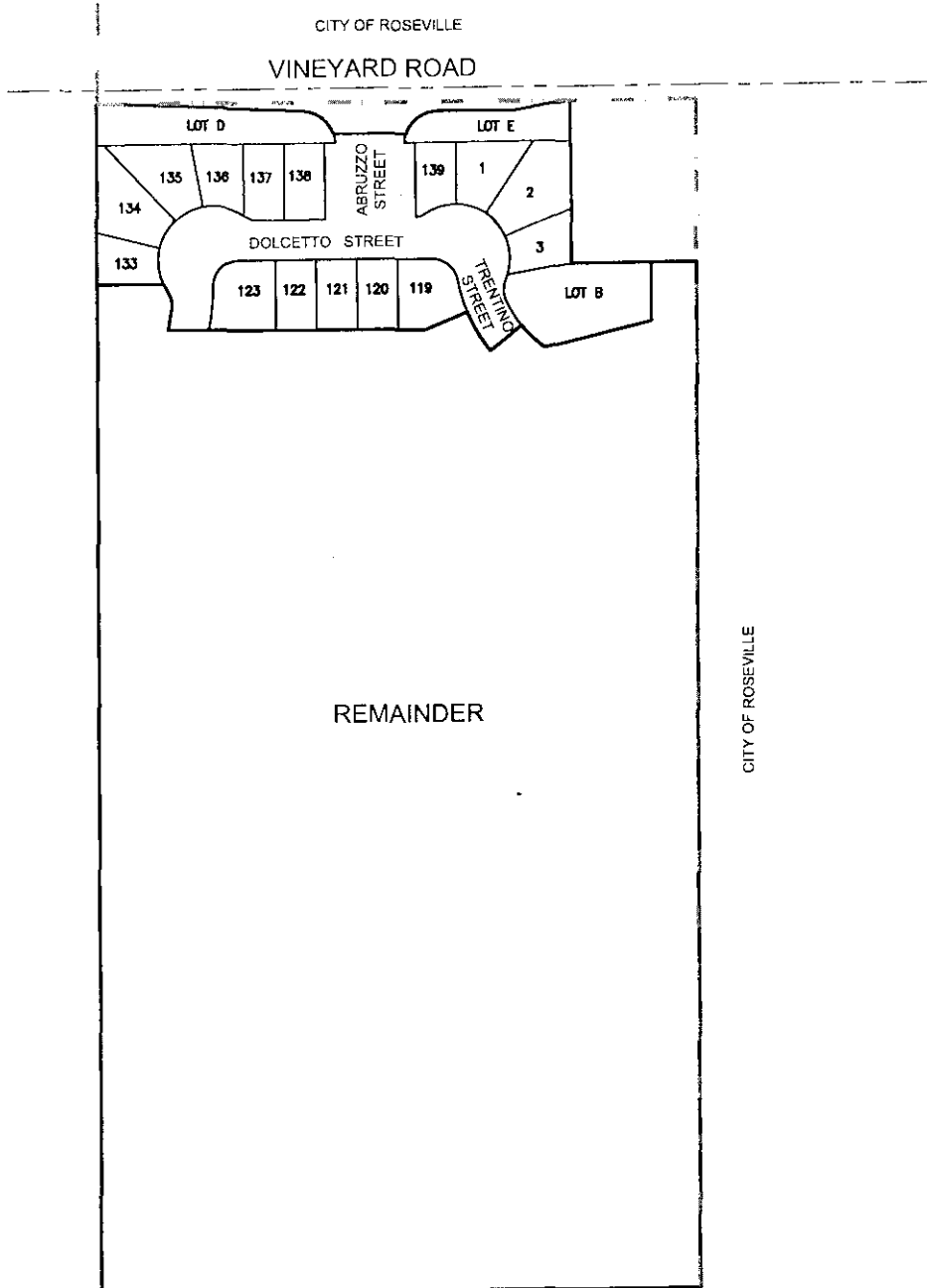
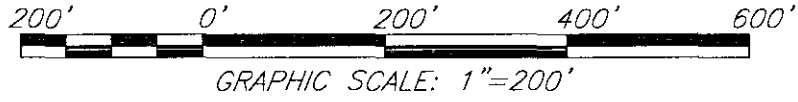
Approve recording of two Final Maps for American Vineyard Village, Phase 1 and Phase 2, subject to approval of the proposed annexations into Zone 165 (fire/emergency services) and Zone 169 (park/trail maintenance) of County Service Area No. 28.

1. Approve recording and authorize the Chairperson to sign the two Final Maps.
2. Authorize the Chairperson to sign the Subdivision Improvement Agreement.
3. Instruct the Clerk of the Board to do the following:
  - a. Prepare the two Final Maps for recording.
  - b. Prepare the Subdivision Improvement Agreement for recording.

Attachment: Exhibit A – Map of Subdivision, Phase 1  
Exhibit B – Map of Subdivision, Phase 2  
Exhibit C – Location Map

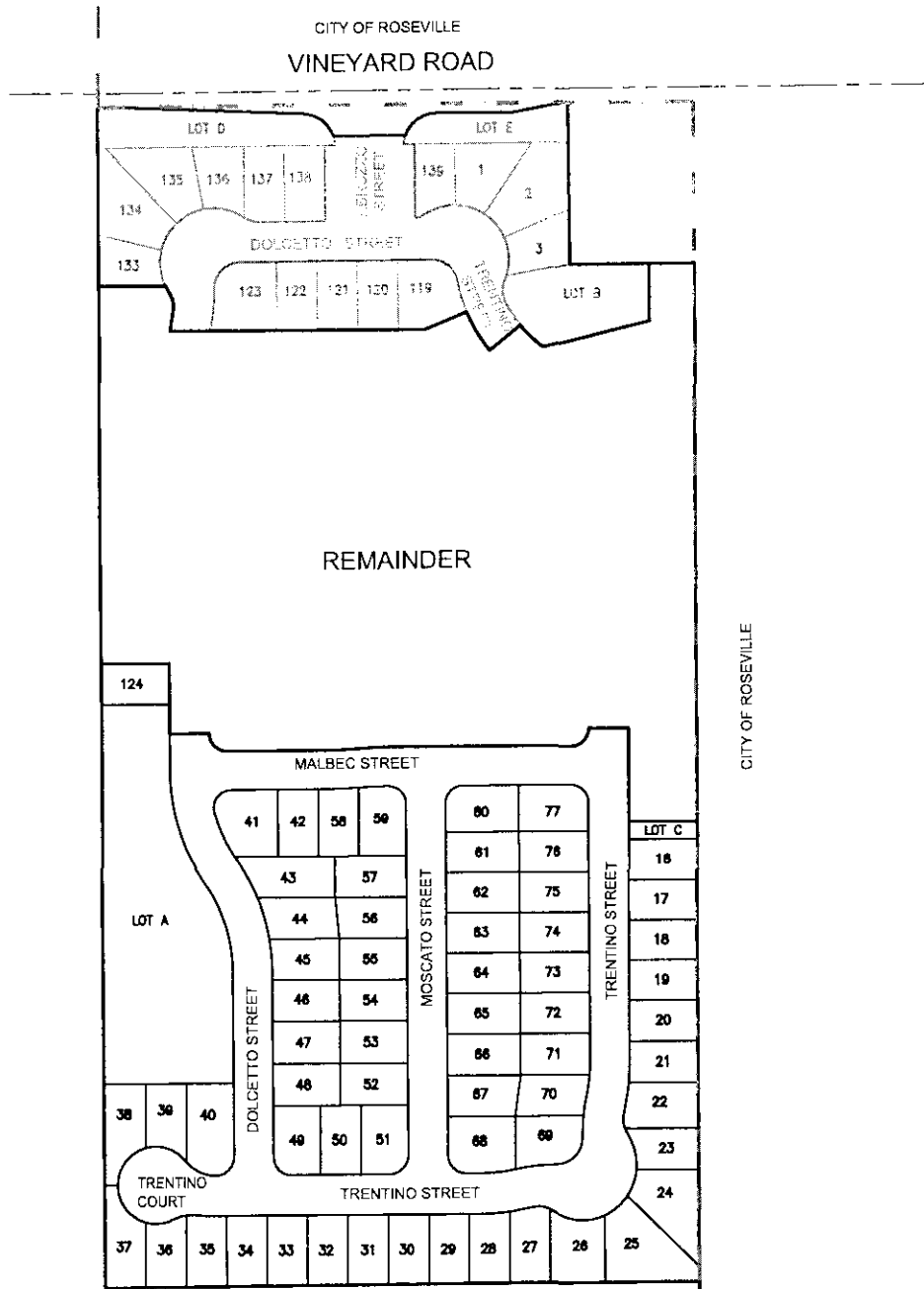
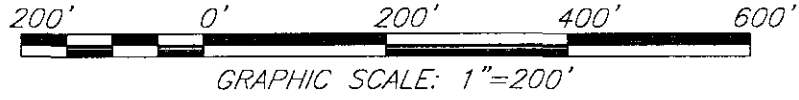
# EXHIBIT 'A'

## AMERICAN VINEYARD VILLAGE PHASE 1



# EXHIBIT 'B'

## AMERICAN VINEYARD VILLAGE PHASE 2



# EXHIBIT 'C'

## AMERICAN VINEYARD VILLAGE VICINITY MAP

